

# ST. JOHNS COUNTY Planning & Zoning

## BOARD

Meagan Perkins  
Dr. Richard Hilsenbeck  
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## REGULAR MEETING AGENDA

County Auditorium  
500 San Sebastian View

Michael Roberson, Director of Growth Management  
Lex Taylor III Assistant County Attorney

Thursday, May 1, 2025 1:30:00 PM

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Please be advised that the regularly scheduled public meeting of the St. Johns County Planning and Zoning Agency will be held on Thursday, May 1, 2025 1:30:00 PM in the County Auditorium at the St. Johns County Administrative Complex located at 500 San Sebastian View, St. Augustine, Florida. **Applicants are hereby advised that failure to appear may result in the delay or denial of their application.**

This Agenda may contain both regular business items and specially advertised Public Hearing items. Business items are those require approval or recommendation for approval or denial by the Planning and Zoning Agency but may not require in a newspaper, notification of adjacent property owners, or posting a sign on the property. Public Hearings are items that require advertising in a newspaper, notification of adjacent property owners, and posting of a sign on the subject property. **This agenda is subject to change at the discretion of the Planning and Zoning Agency and further subject to proper notice requirements as may be required for individual agenda items.**

- Call meeting to order
- Pledge of Allegiance
- Reading of the Public Notice statement
- PZA Meeting Minutes for Agency Approval: 04/03/2025
- Public Comments

## AGENCY ITEMS

**Presenter - Christopher Forrest | Forrest Builders**

**Staff - Evan Walsnovich, Planner**

**District 3**

1. **ZVAR 2024-24 Stowell.** Request for a Zoning Variance to Section 6.01.03.C.3 of the Land Development Code to allow for reductions to the Front, Second Front, and Side Yard setbacks to accommodate the placement of a detached pergola, in the Residential, Single-Family (RS-3) zoning, located at 6845 A1A South.

**Presenter - Kelly Varn | Taylor Sign & Design, LLC**

**Staff - Evan Walsnovich, Planner**

**District 1**

2. **NZVAR 2024-20 Church of Eleven 22 Signage.** Request for a Non-Zoning Variance to the Greenbriar Downs Planned Unit Development (ORD. 2019-15, as amended) to allow for proposed wall signs to exceed the maximum Advertising Display Area (ADA) prescribed pursuant to Section 7.02.04.B.6 of the Land Development Code, specifically located at 2101 Longleaf Pine Parkway.

**Presenter - Damiane Handa | Expedite the Diehl**

**Staff - Justin Kelly, MPA, Senior Planner**

**District 2**

3. **NZVAR 2025-06 Mercedes Benz Sign.** Request for a Non-Zoning Variance, pursuant to Section 7.02.04.B.6 of the Land Development Code, to allow for an Advertising Display Area (ADA) of 368 square feet in lieu of the required maximum of 250 square feet for an Interstate Pole Sign that is located between 500 feet and one-half (1/2) mile from the interstate system interchange, as prescribed within the World Commerce Center PUD.

- Staff Reports
- Agency Reports
- Meeting Adjourned

If a person decides to appeal any decision made by the Planning and Zoning Agency with respect to any matter considered at the meeting or hearing, he or she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Notice to persons needing special accommodations and to all hearing impaired persons: In accordance with the American with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209- 0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086, not later than 5 days prior to the date of this meeting.

If the use of visual aids as part of any presentation to the Planning and Zoning Agency or the Board of County Commissioners is needed, such arrangements must be made at least twenty- four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Section at (904) 209-0675. The St. Johns County Planning and Zoning Agency meetings are held the first and third Thursdays of each month commencing at 1:30 PM in the County Auditorium located at 500 San Sebastian View, St. Augustine, FL. Applications are scheduled for the next available Planning and Zoning Meeting upon a determination of completeness. The following tentative agendas are provided to enhance notification and provide advance notice for interested parties. Note: Items are subject to change. The Agency reserves the right to cancel the meeting schedule as needed.